



VPA 2023 Spring Conference

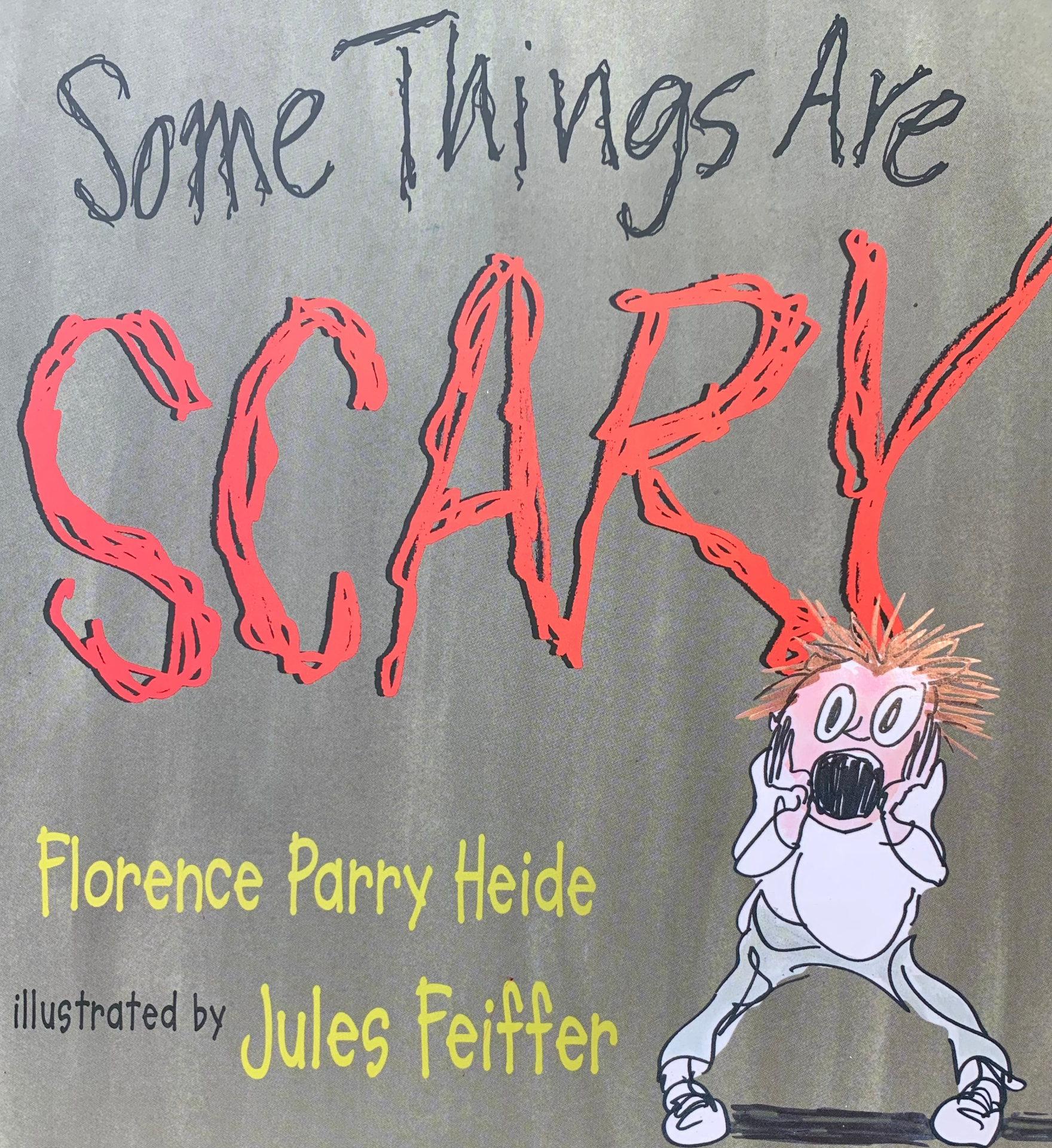
# Big Change? Good luck with that!

Juli Beth Hinds, AICP  
*Birchline Planning LLC*

June 2, 2023







- Wastewater systems
- Securing easements from property owners who are voluntarily connecting thereto
- **TALL THINGS!**
- Allowing duplexes in a single-family zone
- Making retail a permitted use in a designated village center
- Issuing certificates of occupancy



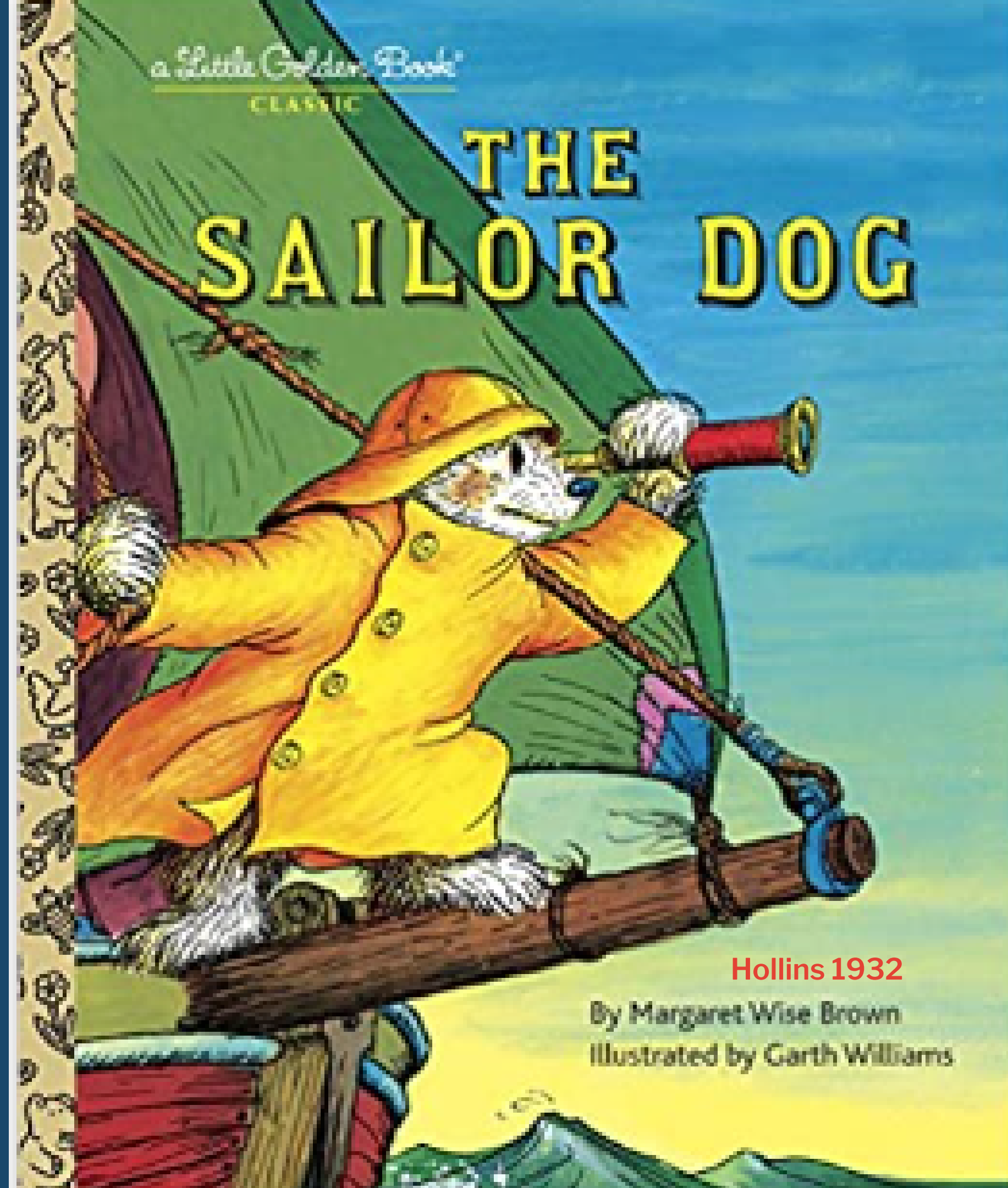


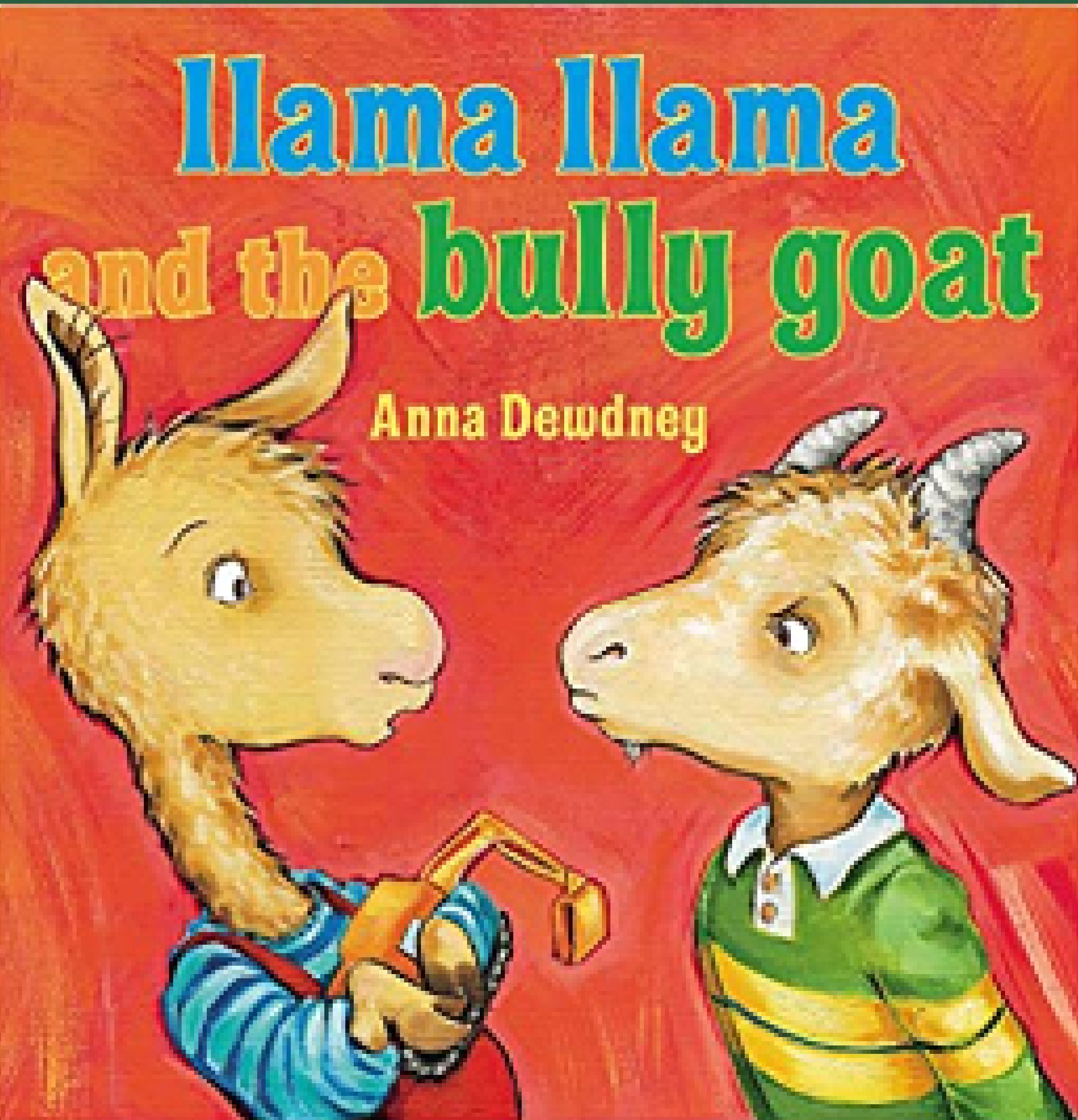
# Strong Headwinds (in Some Places)

- NOT money for capital projects - for a change
- TRAINING of local officials
- UNDER-RESOURCING - time (!), planning grant amounts
- PROFESSIONAL CAPACITY at state & in the private sector

...and...

- "HEROES of their own story"





- We don't know Ch. 117
- We don't WANT to know Ch. 117
- We don't think YOU know Ch. 117
- We can't set aside match
- We don't want to set aside match
- We think you should go find us more money so we don't have to set aside match
- We have social media at our disposal and we will use it to undermine change (and those we see as change agents)





# WHO ARE WE MISSING?

- Builders
- Banks!
- The governor!
- Our congressional delegation!
- The business community
- Selectables from other places who did it and lived to tell the tale!



## OUR VERMONT ATTORNEYS - HELP! :0 !!!!

- Yes, you can (and already do) hold easements
- Yes, it's a problem that the largest land owner in town and your main economic engine is a non-conforming use





# Thank you!

I appreciate your time!

VPA spring meeting  
June 2, 2023



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Great Waters + Great Communities

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